

APPENDIX B
Content, Fire Protection Plan – Letter Report

(2-7-07)

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

ATTN: County Fire Marshal

SUBJECT: FIRE PROTECTION PLAN – LETTER FORM
(St. Adelaide Parish Church)
(P 04-056, ER 04-21-004)
(APN 656-040-47)

This letter is written in response to a request from the County of San Diego DPLU for a Short-Form Fire Protection Plan consistent with California Fire Code Article 86, to address

- Location **(north of Custer Road and site entrance located east side from Sheridan Road in the community of Campo, CA)**
- Topography **(existing site slopes approximately at 8%- new parking lot with aisles and access roads to meet fire dept. requirements and ADA requirements are proposed)**
- Geology **(small rock out cropping occur in surface drainage swales but do not negatively impact fire access and evacuation-proposed inner central exterior court yard will allow pedestrian access to all buildings)**
- Flammable Vegetation **(project proposes a Mediterranean plant pallet which does not included pine, project proposes native species such as oaks and sycamores.**
- Climate **project located in Campo, CA**

along with the following fire-related issues:

1. Water Supply- **supplied with in county water district**
2. Fire Access – **via proposed parking lots and adjacent roads**
3. Building fire resistance and ignition – **proposed stucco skin with minimal eaves and attics**
4. Fire Protection Systems – **proposed sprinkler systems for buildings and additional on site fire hydrants**
5. Fire Protection Equipment – **Portable fire extinguishers are proposed at majority of exits**
6. Defensible Space-**project includes 100' of defensible space (closest 50' irrigated and the next 50' with fuel modification)**
7. Vegetation Management- **Church will hire qualified contractors to rough grade, install new plants, and modify existing shrub as shown and described per conceptual plans. In general trees have been spaced so there is an open space between trees. Ground cover beneath trees will be maintained never to exceed more than 1/3 of the height to the bottom tree branches.**
8. Fire Behavior Model – **not applicable for this project at this time**

1. **Water Supply.**

If outside of a water district:

- a. All proposed structures will have a water tank, with size, location and fire department connection (FDC) consistence with Fire Code Section 903.3.2 and DPLU policy #600.

If in a water district, and within 1500 feet of water district waterlines:

- a. Hydrants are required along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul de sacs, and at intervals based on parcel size and County Fire Code Table 903.4.2-B. Minimum fire flow in wildland urban interface is 2500 GPM.

2. **Fire Access Roads.**

Location:

- a. Fire access roads (including driveways) must be provided so that fire apparatus may drive to within 150 foot hoseline pull along approved pathway around all ground-level exterior portions of structures. Measurement is around the exterior - not through the structure - to all ground-level exterior portions of every structure.

Applicant understands to provide adequate access to meet fire dept. approval at time of building permits for phase 3 (education classroom building) extension of access road(s) and/or upgrades to Custer Road may be required for phase 3. See attached site section dated 2-7-07 of this area.

Deadends:

- a. Dead end driveways/roadways serving no more than two single-family dwellings do not exceed 150 feet in length, or are provided with emergency vehicle turnarounds meeting County Fire Marshal standards generally at the terminal end.
- b. Dead ends serving more than two single-family dwellings shall have a minimum 36 foot radius cul de sac generally at the terminal end.

Width:

- a. All fire access roads including driveways must be improved to a minimum 16' width all-weather surface suitable for travel by 50,000 lb. fire apparatus. Fire access roads serving more than two single-family dwellings shall be minimum 24' all-weather surface suitable for travel by 50,000 lb. fire apparatus.

16' applies to roads serving one or two dwellings or residential lots; 24' minimum width required for fire access roads serving 3 or more. Revise text to include 24' width if any access roads meet this criteria.

Grade:

- a. Grades will be generally less than **5%**, and at steepest are **5%**.

Grades greater than 20% are not permitted. No existing or proposed fire access road exceeds 20%.

Surface:

- a. All roads must be installed to the standards specified in Section I-M of the County of San Diego Off-Street Parking Design Manual. Surfacing material minimum standard is based on % grade:
 - i. From 0% –10% slope, all-weather surface (minimum 4" D.G.)
 - ii. From 11% to 14% slope, paving must be at least 2" asphaltic concrete.
 - iii. From 15% to 20%, paving must be minimum 3" asphaltic concrete, or (for residential driveways) 3 ½" Portland cement concrete with deep broom finish perpendicular to the direction of travel to enhance traction.

Asphalt concrete of 2" to 3" range thickness over imported base is proposed in aisles and access roads as recommended by geotechnical engineer hired by the client after MUP is approved..

Maintenance:

- a. Individual property owners are responsible for maintaining driveways, gates and signs on their own parcel in compliance with fire codes. Road easements, including gates and signs within the project, must also be maintained in compliance with fire codes in perpetuity.

San Diego Catholic Diocese in care of St. Adelaide Parish Church is responsible for on-going road maintenance for private owned roadways and parking lots to insure adequate access to Diocese/Parish properties.

Diocese management will coordinate with St. Adelaide Parish to insure maintenance budgets are adequate to comply with County CCR's

St. Adelaide parish church will evaluate existing conditions annually to insure that maintenance and brush management is executed on site to ensure access and proper defensible space.

St. Adelaide parish Church understands responsibility to maintain site to comply with fire codes and failure to maintain in compliance with fire codes subjects owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, lien against the property.

St. Adelaide parish Church use is approved under a MUP, entitlements for such use remains with property.

3. **Building fire-resistance and ignition:** Both "Basic" and "Enhanced" construction requirements per County Building and Fire Codes will be employed for all exterior elements including roofs, eaves, exterior walls, doors, windows, decks, etc.
4. **Fire Protection Systems:** All dwellings and attached garages will have residential fire sprinklers per County Fire Code Section 1003.2.
5. **Fire Protection Equipment:** (e.g. extinguishers) Although portable fire extinguishers are recommended, none are required for this project.
6. **Defensible Space:**
 - a. A minimum 100 foot Fuel Management Zone will be established and maintained around each structure per County Fire Code Appendix II-A Section 16 and 17.
Building pads must be located so that 100-foot clearance is achieved on the subject parcel. Clearing is not authorized beyond property lines. Only south portion of site is less than 100'
 - b. Under circumstances of small or narrow lots, building pads must be sited so that no portion of a building or projection is closer than 30 feet from nearest property line.

7. **Vegetation Management:** Prescribed Defensible Open Space will be maintained on at least an annual basis or more often as needed. Planting within this region must be from an approved fire resistance planting materials list (list maintained by County of San Diego)

Individual property owners are responsible for maintaining their own parcel in compliance with fire codes. Parcels of Open Space Easements, road easements, and similar land uses within the project must also have vegetation maintained in a fire-safe manner in perpetuity.

San Diego Catholic Diocese in care of St. Adelaide Parish Church is responsible for on-going vegetation maintenance.

St. Adelaide parish Church understands responsibility to maintain site to comply with fire codes and failure to maintain in compliance with fire codes subjects owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, lien against the property.

St. Adelaide parish Church use is approved under a MUP, entitlements for such use remains with property.

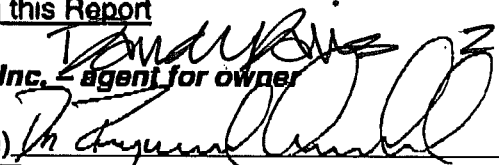
8. **Fire Behavior Computer Modeling:** Computer Fire Behavior Model not required for this project per County Fire Marshal.

Initially, computer fire behavior modelling is not required for this project. However, if some code issues are unresolved or inadequately addressed, a full FPP, prepared by a wildland fire expert, may be required, including fire behavior modelling.

Name of Person Preparing this Report

Darold Davis

CCBG Architects Inc., agent for owner

PREPARED BY (signature) 

Date 2-7-07

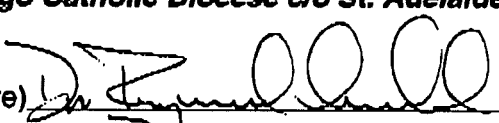
Printed Name Deacon Raymond Arnold

Title Pastoral Administrator

Name of Property Owner

Deacon Ray Arnold – owner rep

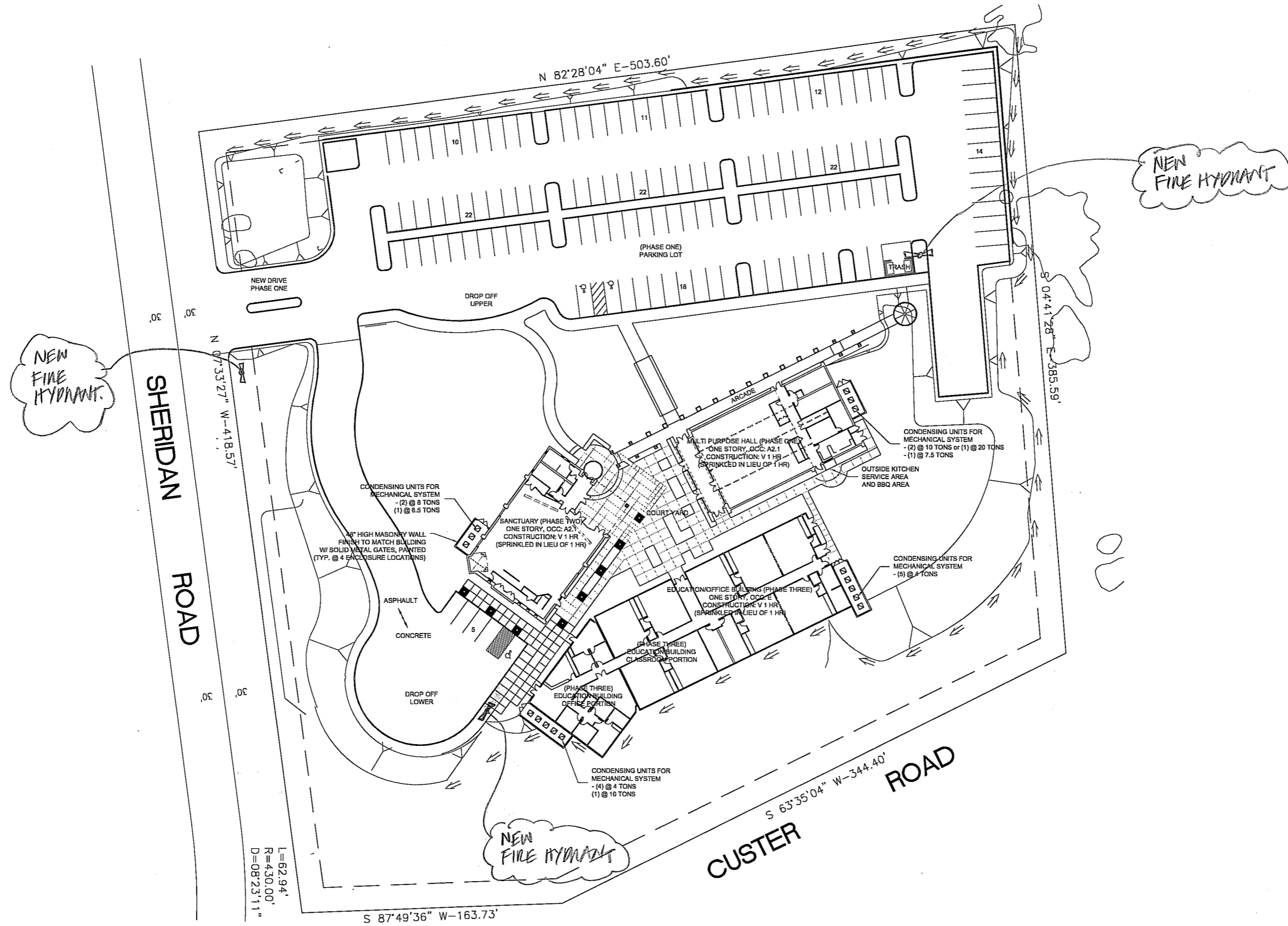
San Diego Catholic Diocese c/o St. Adelaide Parish Church

Owner (signature) 

Date 2-7-07

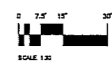
Printed Name Deacon Raymond Arnold

Title Pastoral Administrator



SITE PLAN

SCALE: 1" = 30'-0"



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Revisions
 8.28.06 MECH. ENCL NOTES

Date
 02-14-2005
 Drawn
 Checked
 Job Number
 0414
 Drawing
 PROPOSED SITE PLAN
 CONCEPTUAL
 Sheet

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PLOT PLAN
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